

OPERATORS LEAD REALTY TRADING

Builders and Operators Active
in Many Parts—Brown in
Another Big Trade.

MANY BUILDING PROJECTS

Professional traders led the realty market yesterday. The buying was made in the hands of builders and operators. Frederick Brown, whose specialty is matching equities, negotiated a \$200,000 deal involving several projects. Builders were an active group, buying sites and planning improvements for those already under control.

OPERATOR IN BIG TRADE.

AMSTERDAM AVENUE.—Frederick Brown, president from the Queens Park Building Company, Francis J. L. Brown, president, 2389 to 2385 Amsterdam Avenue, northwest corner of 178th street, a six story apartment house, on plot 210,100, known as the Atlantic. It was held at \$200,000 by a developer in part because it is located at 12th Avenue and Avenue Yankes.

CHARLES E. STURTEVANT.—Frederick

Charles has sold to a client of Cain & Lovell, 1516 Charlotte street, a five

story apartment house, on plot 504,100. The buyer gave in exchange 1504 Bushwick Avenue, corner Furman Avenue, Brooklyn, a four story flat, worth 275,000.

WEST 141ST STREET.—Worthington

Worthington has sold 155 West Twenty-first street, a three story and base-met dwelling, on lot 258,102, for James L. Barclay to a client.

The property has not changed ownership for fifty years and has been occupied by the present tenant, Lisa Day Nursery, for the past two years.

THE CRUSKINSHAW.—The Cruskinshaw

Company has sold for the executor of the estate of Margaret C. Wotton to Edith T. Lowander, 2792 and 2794 Third avenue and 495 and 495 Willis Avenue, comprising the block front on the north of 147th Street between Third and Willis avenues. The property consists of one, two and three story buildings, fronting 55 feet on Willis Avenue, 50 feet on Willis Avenue and 115 feet on 147th Street. It is just across from the junction of Bergen Avenue.

WEST 141ST STREET.—The DeLoce Building Company, on the south side of 111st street, on the east of Lenox Avenue, a plot 259,113 irregular, to the Benson Company.

BUILDER SELLS IN BAY RIDGE.

Tom Gold has sold the three story building now in the course of construction at the northwest corner of Fifth and Bay Ridge avenues.

BIG SALE AT GREAT NECK.

The Allen farm, consisting of fifty-one acres on the west side of Middle Neck road and extending to a considerable distance south and east of the townsite of the Great Neck Railroad, was yesterday reported to have been sold to the Grimes brothers, sons of the late William R. Grace, one time Mayor of New York. The consideration was said to have been in the neighborhood of \$200,000. Edward E. Allen, the owner of the property, refused to confirm or deny the sale.

SHERIFF BUYS MORE LAND.

The Port Morris Industrial Terminal Company, owner of the entire block bounded by 139th and 140th streets, Lefferts Avenue and East 23rd, 231st and 232d streets, along the line of the new White Plains Avenue subway extension, under construction.

BRONX LOTS AT 8781 EACH.

Joseph P. Day sold at auction 105 lots, comprising the Hardin and Colahan Building, the Bronx last Saturday for \$12,000, averaging about \$878 a lot.

The lots on Bronxwood and Paulding Avenues and East 230th, 231st and 232d Streets, along the line of the new White Plains Avenue subway extension, under construction.

W. A. NEWMAN RENTS HOUSE.

William A. Newman, former president of the New York Central, has leased through the Scarsdale Estates Organization the Hutton & Bixby home, formerly occupied by Olin Stephens, on Greenwich Avenue, in the Greenacres section of Scarsdale.

Kenneth Ives & Co. have rented the Remingtons' Field Forest Greenhouse to Percival S. Hill, president of the American Tobacco Company. Ramon M. Thompson represented Mrs. Thompson.

10TH ST. DWELLING PLANS.

Mckim, Mead & White have drawn plans for two previous residential plots to be built for Thomas E. Greason of 6 West Fifth Street to the Edwards Leasehold Company. The plots recently released, lease is for a term of twelve years, with an option of nine more years, with an aggregate rental of about \$90,000. The dwelling will be altered for the use of bachelors.

Duroe Company has leased the five story brownstone house at 129 West Fourteenth street for Jay & Candler, and Alman F. Ducom for a term of years.

NEW TERMINAL ZONE BLDG.

New quarters of Defense Co. on 12d Street Planned.

A six story office, store and loft building, to be built at 22 East 12d Street, will be erected by the Defense Manufacturing Company, William W. Corlett president. It will have a frontage of 22 feet and a depth of 95 feet and the facade will be brick and limestone. Henry Leslie Walker is the architect.

QUEEN ANNE COTTAGE.

The Alden Construction Company, controlled by Branda-Papke, which recently acquired title to the plot of about seven lots on the westside of St. Nicholas Avenue between Wadsworth and Fairview avenues, plans to improve the lots with six story apartment houses, two of two buildings will be brick and limestone. Daniel A. Loring is the tenant.

NEW REALTY CORPORATIONS.

Coastwise Realty Company, Manhattan, capital \$2,000, directors, Thomas H. Smith, Margaret H. Smith, John E. Southard.

Garrison Corp., Manhattan, capital \$2,500, directors, Cecilia Kahn, Esther Hillson and Mendel W. Greenberg.

Bernard Investing Company, Manhattan, capital \$1,000, directors, George E. Hillson and Mendel W. Greenberg.

Expedient Realty Corporation, Queens, capital \$1,000, directors, John J. Martin, Ninety-five West Street Realty Company, Manhattan, capital \$1,000, directors, Harry S. Sundheim, H. E. Bennett and Rose O'Rourke.

Fairley Building Company, Bronx, capital \$1,000, directors, John C. Dwyer, Patrick J. Fanning and Patrick J. Dwyer.

Henry E. Reidy Company, Bronx, capital \$1,000, directors, Robert H. Caputo, Philip J. Reidy, Morris W. Flaxman, Wendell P. McKown and Thomas F. Thornton.

Hudson Real Estate Company, Manhattan, capital \$1,000, directors, Morris W. Flaxman, Robert M. Brinkmann and Philip J. Reidy.

Manhattan Building Company, Brooklyn, capital \$1,000, directors, Joseph Kolodny, Emanuel L. Karp, David Karp, 140th Street, between Madison and Sixth Avenue, to accommodate twelve 140th Street, 100 feet east of Broadway. It will have a frontage of 50 feet and a depth of \$6,111 feet and the cost has been estimated at \$56,000.

LARGER 27TH ST. FACTORY.

Plants have been bid for a one story, 400x100 ft. to the building of the Manhattan Brass Company on the north side of Twenty-seventh street, 239 feet west of First Avenue. It will have a frontage of 2016 feet and a depth of 99 feet and will be fireproof. Fred A. Phillips of Newark, N. J., is the architect and has estimated the cost at \$1,000,000.

10TH ST. FAMILY PLAT.

The Dayton Building Company, Harkness, president, has filed plans through architects, Gandy & Sprinkel for a three story and basement apartment house to accommodate twelve 140th Street, 100 feet east of Broadway. It will have a frontage of 50 feet and a depth of 101 feet and the facade will be brick and limestone. Henry Leslie Walker is the architect.

1000 NEW HEIGHTS APARTMENTS.

Gronenberg & Leutgach have completed plans for two five story apartment houses to be erected on plot 100,119,111 for the Anderson Construction Company on the south side of 10th Street, 100 feet east of Broadway. They will accommodate thirty-two families. The fronts will be of fireproof brick, limestone and stone cuts and will cost \$90,000.

27 FAMILY PLAT ON 140TH ST.

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140TH ST. DWELLING PLANS.

Mckim, Mead & White have drawn

plans for two previous residential plots to be built for Thomas Newbold at 13 and 15 East Sixty-ninth street, between Madison and Fifth Avenue. Mr. Newbold, who resides at 239 Madison Avenue, bought the site several months ago. The new home will be a five story American basement structure, 38x35, of brick and limestone. Henry Leslie Walker is the architect.

NEW ST. NICHOLAS AV. PLATS.

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1000 WEST STREET STORE.

Milton Ziesler, architect for C. W. Ward of Kissimmee, Fla., has filed plans

for a one story store at 140 and 141 West Street. It will have a frontage of 37.5 feet and a depth of 60.11 and the cost has been estimated at \$4,000.

BRONX OFFICES AND LAUNDRY.

Andrew Vaquerza will build a three story office and office building on the small plot, 22x26ft, on the south side of Third Avenue, 149.7 feet north of 168th street, at a cost of \$12,000, from plans by Fred Hammond. About \$11,500 will be spent by the Morgan Steam Laundry on its new three story building, 134x17.5, to be erected on the east side of Mott Avenue, 101.2 feet north of 153d Street. Fred A. Hale is the architect.

TRANSACTIONS RECORDED.

(With name and address of lender and attorney. If attorney's name is omitted address party of first part.)

BROWNS.

(South of Fourteenth street) WATER ST., 592 B. S. 22,745.65—Sheila Blue Corp., 10th and Webster, Bronx, to Brown & Son, Inc., May 19, 1915, \$1,000, 5% p. r. attys. Meyer Strinsky, 115 Bayway, ... \$1.

CHEERY ST., 239, n. w. 212, w. Montague, to Busch, 100 W. 14th Street, to Busch & Hill, 538 W. Broadway, May 19, 1915, \$1,000, 5% p. r. attys. ... \$1.

BROADWAY, 152, n. w. 212, 200, 2nd, L. Lorillard, to Mercer, 100 W. 14th Street, May 19, 1915, \$1,000, 5% p. r. attys. ... \$1.

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